



**w****ards**  
estate agents

**35 Shaftesbury Avenue**

Ashgate, Chesterfield, S40 1HN

**Guide price £325,000**



# 35 Shaftesbury Avenue

Ashgate, Chesterfield, S40 1HN

Guide Price £325,000 - £350,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is absolutely imperative to fully appreciate this fabulous period THREE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated on this superb corner plot offering scope for extension or rear development (subject to consents)

Situated within the BROOKFIELD SCHOOL CATCHMENT and within close proximity of local schools, amenities, shops, bus routes, the town centre, bus and train station which with excellent commuter road links provide great access to Sheffield, Dronfield, Derby, Nottingham and further afield.

Internally the property would benefit from a scheme of refurbishment and currently benefits from gas central heating with a combi boiler(timer requires repair) uPVC double glazing and comprises of front entrance porch into the hall, cloakroom/WC, front reception room, rear dining room, conservatory and kitchen. To the first floor, main double bedroom, second rear double, third versatile bedroom and fully tiled family bathroom.

Front and side low stone original boundaries. Low maintenance stone flagged garden with established mature perimeter hedge. Impressive corner garden plots which include side fully stocked gardens with greenhouse. Generous landscaped gardens which comprise of well tended lawns, established borders stocked with an abundance of plants, shrubs and conifer shrubs/trees. Feature pond surrounded by mature bushes and planting. Winding pathways lead to the detached double garage. Substantially fenced and mature hedge perimeters. Rear car standing space to driveway and detached double garage.

## Additional Information

Gas Central Heating-Combi boiler (timer currently requires repair)  
uPVC double glazed windows  
uPVC fascias/soffits  
Gross Internal Floor Area- 104.2Sq.m/ 1508.6Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Brookfield Community School

## Entrance Porch

5'11" x 2'11" (1.80m x 0.89m)

Double sliding doors into the porch. Internal door into the hall.

## Front Entrance Hall

12'5 x 5'11" (3.78m x 1.80m)

Front aluminium patio doors into the porch, internal door into the main hallway. Feature wooden panelled staircase rises to the first floor.







## Hall

4'5" x 5'0" (1.35m x 1.52m)

Door into the Cloakroom. Side elevation window.

## Cloakroom/WC

5'0" x 4'6" (1.52m x 1.37m)

Fully Tiled and comprising of a low level WC and wash hand basin.

## Reception Room

12'6" x 11'11" (3.81m x 3.63m)

Spacious front reception/family living room with front aspect windows. Original tiled fireplace.

## Dining Room

13'5" x 11'11" (4.09m x 3.63m)

A second reception/dining room with rear aspect window overlooking the rear gardens. Feature stone fireplace with gas-fire, inset speaker spaces and side display plinths. Patio doors lead into the Conservatory

## uPVC Conservatory

11'11" x 10'4" (3.63m x 3.15m)

Superb conservatory with splendid views over the rear landscaped gardens. uPVC sliding doors onto the gardens.

## Kitchen

16'4" x 5'11" (4.98m x 1.80m)

Being fully tiled and comprising of a range of base and wall units with work surfaces having inset stainless steel sink. Space for cooker and washing machine. Wall mounted Worcester Bosh Combi boiler(timer requires repair). Access to useful cellar which provides good storage and where the Consumer Unit is found. Door to the side gardens.

## Cellar

11'7" x 5'11" (3.53m x 1.80m)

Useful shelving for storage. Consumer Unit.

## First Floor Landing

9'2" x 6'9" (2.79m x 2.06m)

Access to the loft space.

## Front Double Bedroom One

12'6" x 12'0" (3.81m x 3.66m)

A generous main double bedroom with front aspect window. Double built in wardrobe and built in cupboard.

## Rear Double Bedroom Two

13'5" x 11'1" (4.09m x 3.38m )

A second generous double bedroom with rear aspect window that enjoys superb views over the landscaped gardens. Double built in wardrobe.

## Rear Single Bedroom Three

10'5" x 6'9" (3.18m x 2.06m)

A generous and versatile bedroom with rear aspect window overlooking the rear gardens. Could also be used as office or home working.

## Family Bathroom

6'0" x 5'10" (1.83m x 1.78m)

Being fully tiled and comprising of a low level WC, bath with electric shower above and pedestal wash hand basin.

## Outside

Front and side low stone original boundaries. Low maintenance stone flagged front garden with established perimeter mature hedge.

Impressive corner garden plots which include side fully stocked gardens with greenhouse. Generous landscaped gardens which comprise of well tended lawns, well established borders stocked with an abundance of plants, shrubs and conifer shrubs/trees. Feature pond surrounded by mature bushes and planting. Winding pathways lead to the detached double garage.

Substantially fenced and mature hedge perimeters.

Rear car standing space to driveway and detached double garage.

## Double Detached Garage

18'3" x 16'7" (5.56m x 5.05m)

Having lighting and power. Rear personal door to the gardens.







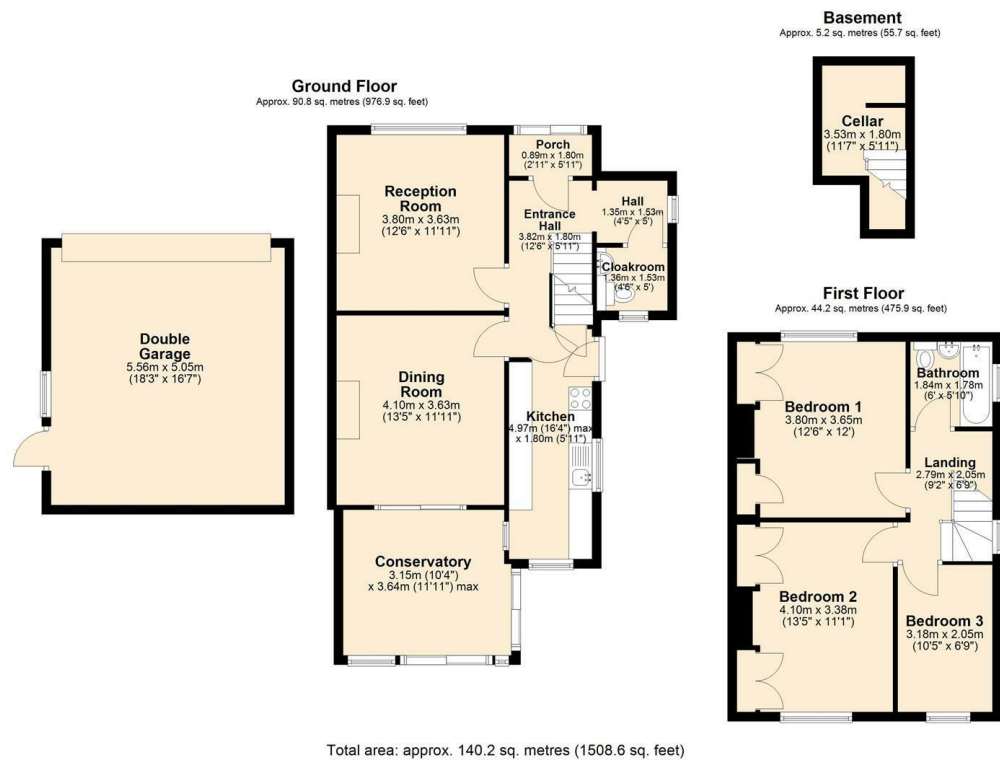
### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



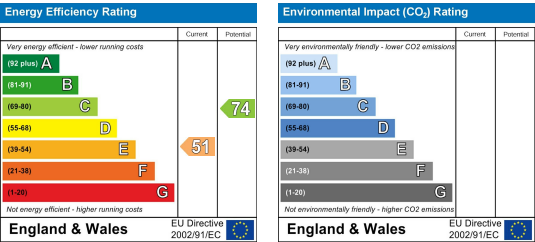
Floor Plan



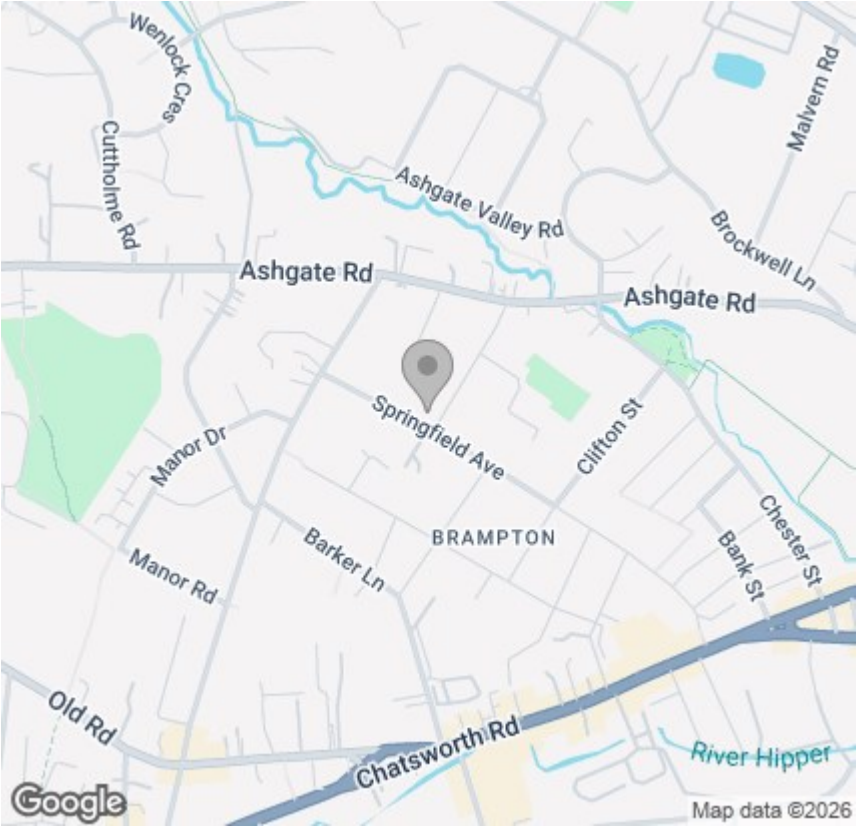
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

